

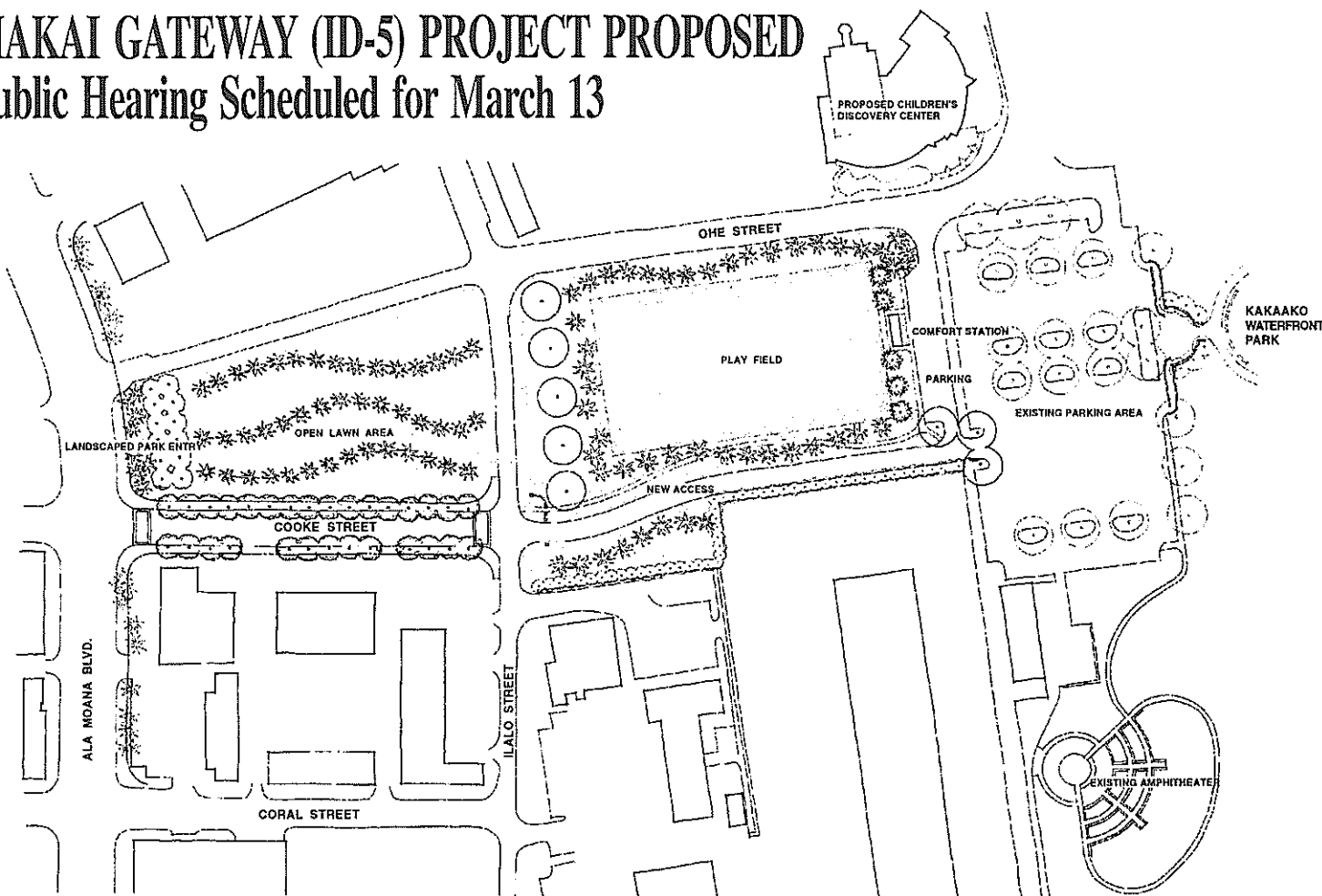
KakaakoConnection

Vol. 17, No. 8 Feb. 1996

A Publication of the
HAWAII COMMUNITY
DEVELOPMENT AUTHORITY



MAKAI GATEWAY (ID-5) PROJECT PROPOSED Public Hearing Scheduled for March 13

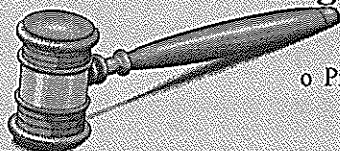


A project which would establish an attractive and visible "gateway" to the Kakaako Waterfront Park—and make important improvements to the infrastructure in a portion of the District's Makai Area—is being proposed by the Hawaii Community Development Authority

(HCDA). The Authority is pursuing the development of the Kakaako Makai Gateway (Improvement District 5), which will create a view corridor from Ala Moana Boulevard into the Waterfront Park, and dramatically enhance the roadways

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HAWAII COMMUNITY DEVELOPMENT AUTHORITY Regular Meeting & Public Hearing Mar. 13, 1996 2:00 p.m. 677 Ala Moana Blvd. Suite 1000 Conference Room



Action Items:

- o Proposed amendments to Chapter 20 of Title 15, Hawaii Administrative Rules, relating to Improvement Districts
- o Approval of additional funds for a Traffic Study for the Makai Area

Public Hearing Item:

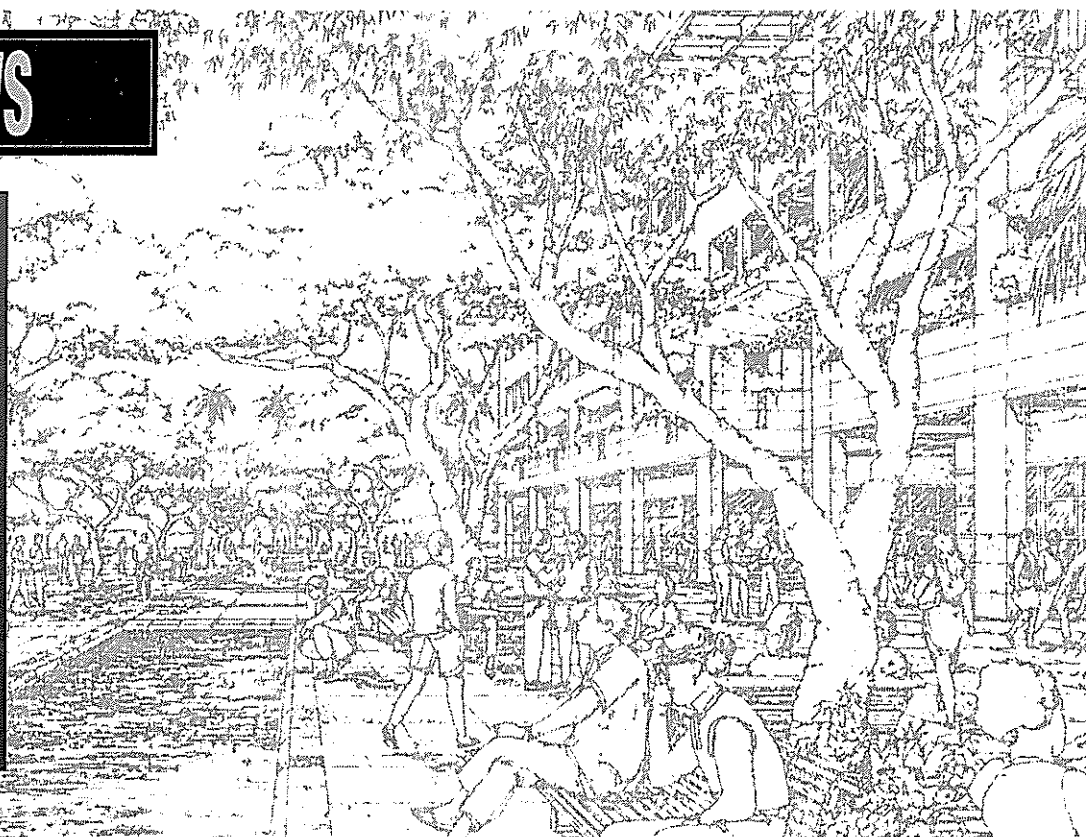
- o Proposed Improvement District 5 Project (Kakaako Makai Gateway) (See above story).

Note: Agenda items are tentatively set at the time of newsletter printing. Call the HCDA office for more information.

Kakaako NEWS

CHANGES TO PUBLIC FACILITIES & OPEN SPACE/RECREATION REQUIREMENTS UNDER EVALUATION

Public Informational Meeting Set for March 13



The Hawaii Community Development Authority (HCDA) is continuing its efforts to update the development rules for Kakaako to reflect current economic conditions, and to facilitate development in the District. Currently, the HCDA staff is undertaking the preliminary review of major rules and issues relating to public facilities dedication, and open space and recreation requirements.

A public information meeting will be held on these subjects on March 13, 2:00 p.m., in the HCDA Conference Room 1000, 677 Ala Moana Boulevard. The purpose of the meeting is to hear comments and concerns from the public on possible changes to the HCDA's public facilities dedication and open space and recreation requirements for Kakaako's Mauka Area. (The HCDA is also conducting a preliminary review of industrial space requirements, and a public informational meeting on this subject will be scheduled for a later date.)

Following is a very brief summary of the HCDA's preliminary review and recommendations relating to public facilities dedication, and open space and recreation requirements. More complete background information is available in the HCDA office.

PUBLIC FACILITIES DEDICATION

Public facilities land dedications and fees are used to develop and improve Kakaako's parks and playgrounds, school sites and community service centers. Under the current public facilities dedication program, developers are required to dedicate land for public facilities or pay a fee equal to the value of land that would have otherwise been required, equal to 7.5 percent of total floor area.

After more than a decade of implementing Kakaako's Mauka Area Plan, it has become evident that major changes in development conditions have occurred, necessitating consideration of adjustments to the public facilities plan, which indicates the amount, location, and type of facilities needed and the public facilities dedication requirement. Based on public facilities needs and costs of facilities projected over the next 30 years, the public facilities dedication requirement could be lowered from its current level, with different rates for commercial and residential land uses.

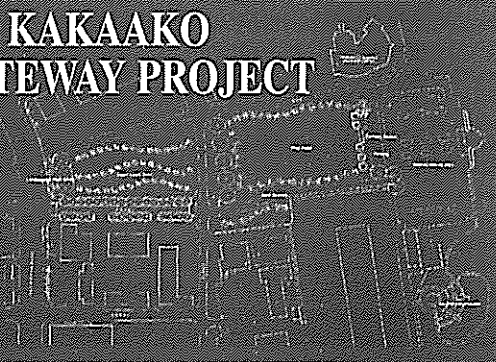
OPEN SPACE & RECREATION

The HCDA recognizes the importance of ensuring that open spaces and recreation areas in Kakaako are strategically located to form a system that promotes an attractive living and

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PROPOSED KAKAAKO MAKAI GATEWAY PROJECT

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and utilities on Cooke Street, between Ala Moana Boulevard and Ilalo Street. The first of two public hearings on the project will be held on March 13, 1996, 2:15 p.m., at the HCDA Conference Room 1000, 677 Ala Moana Boulevard, 10th floor.

As proposed, the Kakaako Makai Gateway Project would involve: the installation of new water, sewer and drainage structures; the widening of the Cooke Street right-of-way; new driveways, sidewalks, walkways, curbs and gutters; undergrounding of existing overhead utility lines; construction of a temporary comfort station; and interim landscaping improvements which will open up views to the Kakaako Waterfront Park. Demolition and park improvements are planned for the blocks immediately Diamond Head and Makai of the Cooke Street improvements.

HCDA Chief Engineer Larry Leopardi points out that

besides the tangible roadway and utility improvements, the ID-5 Project will "pull the Kakaako Waterfront Park out to Ala Moana Boulevard. Currently, if you are traveling along Ala Moana Boulevard, the Kakaako Waterfront Park is hidden by buildings and industrial activities. When the ID-5 improvements are constructed, there will be a real visible gateway to the Waterfront Park."

To develop the Makai Gateway Project, the HCDA has proposed amendments to the Hawaii Administrative Rules which establish ID-5 and set forth preliminary assessment amounts to be charged to the owners of properties specially benefiting from the improvements constructed. The assessment area is generally bounded by Ohe Street, the Kakaako Waterfront Park, Coral Street, and Ala Moana Boulevard. The proposed rule amendments will be mailed at no cost to any interested person upon request made by phoning or writing the HCDA, 677 Ala Moana Boulevard, Suite 1001, Honolulu, Hawaii 96813.

Anyone wishing to submit written comments or testimony should do so at the HCDA office on or before March 13. Anyone wishing to present oral testimony at the public hearing should sign up at the public hearing. All speakers are requested to submit twenty (20) copies of their statement.

CHANGES TO PUBLIC FACILITIES/OPEN SPACE REQUIREMENTS

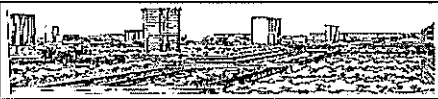
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working environment. The open space and recreation plan for Kakaako proposes 75 acres of recreation space at full development, where half would be provided in public parks and the remainder in private developments. The current rules require that a minimum of 10 percent of the lot area be provided for open space at the ground level, exclusive of required yard setbacks. This results in total open space at the ground level of approximately 15 to 30 percent of the lot area, depending on the lot size. Additional open space requirements for planned developments increase overall open space by providing another 20 percent of the lot area at upper levels.

In reevaluating open space and recreation, the HCDA is considering how these requirements can be strengthened and made more effective. Preliminary recommendations to amend the open space and recreation requirements include

eliminating the upper level open space requirement for planned developments while retaining the at-grade requirement. Another recommendation would establish a maximum amount of required open space of 30 percent at grade, including required yards, to make open space requirements more equitable to smaller lot developments.

The HCDA is also considering whether to allow open space to be added to allowable modifications for planned developments, which already includes urban design elements such as yards, view corridors, platform heights, and tower footprints, to provide additional design flexibility. Another recommendation to allow canopies, overhangs, and higher berms and other land forms to encourage higher quality open spaces.



RelocationSpace



As a service to Kakaako businesses, following are listings of available commercial/industrial spaces on Oahu and where to call for more information. Information for possible inclusion in this column is welcome. Call Irene Iha at 587-2870 or write to the HCDA office by the 10th of each month.

KAKAAKO

- o 650 Ala Moana Blvd, 520 sf & 1,062 sf ofc, call Aleksandra Napier (S) 523-9745, Monroe & Friedlander.
- o 1) 660 Ala Moana Bldg: 785 sf-4,500 sf ofc; 4,137 sf ret; 2) 680 Ala Moana Bldg: 205 sf-4,000 sf ofc, \$1.40/sf net; call Omni Investment 523-1822.
- o Auahi Bus Ctr, ind: 2,100 sf @ \$0.95/sf net; ofcs: from 118 sf from \$300/mo gross; ret: 800 sf @ \$1.70/sf nnn; call Omni Investment 523-1822.
- o 614 Cooke St, 800 sf-2,200 sf ret @ \$2.50/sf; 1,000 sf-2,000 sf ofc @ \$1.25/sf; 1,700 sf whse @ \$0.75/sf; all—nnn, prkg, call Steve Yago 599-5039, Landmark Commercial.
- o 547 Halekauwila St, 695-700 sf-1,126 sf ofc, low rent, new paint/carpet, call Cindy Condon (S) 523-9761, Monroe & Friedlander.
- o 438 Kamakee St, 4,000 sf whse @ \$0.95/sf nnn; 3,000 sf ofc @ \$1.25/sf nnn; call Palama Ventures 591-0201.
- o 711 Kapiolani Blvd, 1) est 7,999 usf, est 8,696 rsf, \$1.60/rsf; 2) est 7,999 usf, est 8,696 rsf, \$1.70/rsf; both—gross, to 4/8/2000, prkg, avail nego, call Brandon Severson (S), Ray Hulick (B), 521-8812 Commercial Real Estate Services.
- o 725 Kapiolani Blvd, Imperial Plaza, 615 sf sandwich store for sale, call David Shockley (RA) 522-5992, Sofos Realty.
- o 770 Kapiolani Blvd, 492 sf-5,000 sf ofc; 2,872 sf whse; call Dave Blanchard 592-4818, Waterhouse Properties.
- o 705-715 S. King St, 2,002 rsf grd fl ret/ofc; 5,142 rsf ofc; call Cali Gullion (B) 523-9743, Aleksandra Napier (S) 523-9745 Monroe & Friedlander.
- o 670 Queen St, 5,795 sf a/c ofc/whse, call Dave Blanchard 592-4818, Waterhouse Properties.
- o 826 Queen St, commercial spaces, est 7,200 sf 2nd fl @ \$0.95/sf, est 3,400 sf 1st fl @ \$1.10/sf, both—gross + util, 5yrs, may lease separate, 10 prkg, a/c, bathrooms, avail for sale, call Gerald Morihiro (R) 734-1298, GM Associates.
- o 956 Queen St, ret/ind, 1,050 sf ofc, 1,050 sf mezz, 4,550 sf hi-cube whse/mfg, 1,600 sf shed, 800 sf fenced yd/prkg, 2,000+ sf prkg, call Tim Ching 591-8944.
- o 1050 Queen St, Kamakee Vista, 1,326 sf imprvd ofc, prkg, call Charlene Shiroma (B) 523-9714, Monroe & Friedlander.
- o 736 South St, 756 sf 2nd fl ofc, \$1.25/sf nnn, est \$0.38/sf CAM, 5yrs/more, prkg, call Brandon Severson (S), Ray Hulick (B) 521-8812, Commercial Real Estate Services.
- o 1001 Waimanu St, for sale (FS), 8,000 sf whse bldg; call John Sternberg (RA) 532-1932, Sofos Realty.
- o 1019 Waimanu St, 500 sf-1,300 sf ofc, \$1.65/sf nnn, pleasant bldg, ample prkg, call Dennis Wiens 599-5039, Landmark Commercial.
- o 1166 Waimanu St, est 930 sf ofc, \$1.85/sf gross, 3yrs/more, sublease, call Brandon Severson (S), Ray Hulick (B), 521-8812 Commercial Real Estate Services.
- o Ward Court, 1) 250 Ward Ave: 585 sf-3,102 sf ofc; 2) 320 Ward Ave: 288 sf-2,448 sf ofc; tenant/ cust prkg, call Shan-Ling "Janice" Wu (RA) 536-7881, Vonlee Cham & Assoc.
- o 542 Ward Ave, 3,000 sf free stand retail bldg for lease, \$2.60/sf nnn, \$0.35/sf CAM, corner lot, excel exposure, call Mike Wilson 599-7313.
- o 1) 5,000 sf land area, 3,000 sf grd & 2nd fl whse, free stand bldg; 2) 1,182 sf grd fl & 706 sf 2nd fl whse, call Lionel Low, CCIM 596-2066.

OTHERS

- o Downtown, 102 N. King St, 425 sf new ofc, \$1.85/sf, call Doris Chan 845-4623.
- o Downtown, 838 S. Beretania St, 1,200 sf-13,265 sf ofc, call Robert Cham (RA) 536-7881, Vonlee Cham & Assoc.
- o Downtown, 1) 1127 Bethel St: 228 sf & 275 sf ofc, \$1.35/sf gross, 3-5yrs, prkg; 2) 1108 Fort St Mall: 341 sf-445 sf ofc, \$1.55/sf gross, 1-5yrs; 3) 1124 Fort St Mall: 357 sf-466 sf ofc, \$0.85/sf nnn, \$0.80/sf CAM, 1-5yrs, prkg; call Ray Hulick (B), Brandon Severson (S), 521-8812 Commercial Real Estate Services.
- o Downtown, 1111 Fort St Mall, 2,830 sf ofc, low rent, 2 restrooms, central a/c, call Travis Duggan (S), Daniel Knoke (S), 523-9716 Monroe & Friedlander.
- o Iwilei, 916 Kaaahi Pl, 6,140 sf hi-cube whse, 6,332 sf a/c ofc, 12,621 sf land area, \$10,006.40/mo nnn, \$0.16/sf CAM, 5yrs min, call Brandon Severson (S), Ray Hulick (B) 521-8812, Commercial Real Estate Services.
- o Makiki, 1) 1360 S. Beretania St: 626 sf-1,971 sf ofc, call Robert Cham (RA); 2) 1315 S. King St, Interstate Bldg: 615 sf ofc, call Chet Wu (RA); 3) 1400 Rycroft St, HMSA Ctr: 626 sf-1,971 sf ofc, call Vonlee Cham (R); 536-7881 Vonlee Cham & Assoc.
- o Makiki, 1) 1100 Ward Ave: 1,018 sf-3,337 sf ofc, prkg, view, call Sydnee Arth (R) 523-9727; 2) 1535 Pensacola St: lease/sale, 350 sf-1,180 sf ofc, pool, shower, central a/c, call Daniel Knoke (S), Travis Duggan (S) 523-9716; Monroe & Friedlander.
- o Kalihi, 2004 Democrat St, 5,000 sf parcel w/lg ofc and covered shed, \$0.50/sf nnn, call Steve Masui (RA) 973-0841, Pacific Resource Realty.
- o Kalihi, 1) 1728-B Homerule St: 2,910 sf whse + 1,190 sf ofc; 2) Dillingham Blvd: 5,000 sf whse + 3,214 sf mezz; 4,944 sf whse + 590 sf ofc + 1,606 sf mezz; 3) 5,000 sf empty lot; call Lionel Low, CCIM 596-2066.
- o Kalihi, 1724 Kahai St, 2,400 sf whse w/2,120 sf ofc & 6,000 sf yd, price nego, reasonable offers, call Yett Management 848-0988.
- o Kalihi, 1316 Kaumualii St, 3,500 sf 2nd fl a/c ofc, \$2,500/mo nnn, 5 prkg, call Sherry Meyer (RA) 531-4087.
- o Kalihi, 429/419 Waiakamilo Rd, 1) whse: 4,845 sf, may combine w/3,500 sf, both @ \$0.75/sf nnn; whse & str front ret: 12,000 sf-20,000 sf from \$0.75/sf; 2) ofc: 240 sf-1,850 sf @ \$1.10/sf nnn, free prkg; call Yett Management 848-0988.
- o Liliha, 1425 Liliha St, 565 sf & 836 sf 2nd fl ofc, free cust prkg, central a/c, call Linette Tam (S) 523-9762, Monroe & Friedlander.
- o Sand Island, 231 Sand Island Access Rd, 16,740 sf whse space, \$1.10/sf nnn (depend on term), 5-10yrs, est \$0.24/sf CAM, incl 9,000+ sf whse, 4,750 sf a/c ofc, mezz, restrooms, 14 prkg, cust prkg, call Geoffrey Darr (R), PCAM, Charles Whalen, Jr. (RA) CPM, CCIM, 832-3232 Touchstone Properties.
- o Sand Island, 238 Sand Island Access Rd, 60,025 sf land area, 1,123.65 sf-1,240 sf hi-cube whse @ \$1.00/sf; 982.93 sf ofc @ \$1.25/sf; both—nnn, \$0.1033/sf CAM, 1-5yrs (rates based on 5yrs), prkg, call Brandon Severson (S), Ray Hulick (B), 521-8812 Commercial Real Estate Services.
- o Mapunapuna, 1) 3,180 sf & 2,400 sf whse, rent reduced; 2) est 5,100 sf foot print, est 4,500 sf whse, 600 sf grd fl ofc, 800 sf 2nd fl ofc; call Lionel Low, CCIM 596-2066.
- o Mapunapuna, 1) 2879 Paa St: 1,086 sf-2,086 sf ofc, call Linette Tam (S) 523-9762; 2) 2885 Paa St: 470 sf-2,268 sf grd & 2nd fl ofc, central a/c, prkg, call Christine Young (S) 523-9712; Monroe & Friedlander.
- o Pearlridge, 21,039 sf or part, 1-2 zoned land, reasonable rent, call Vahe Kenadjian (R) 735-0179, 539-9600, 539-9613, McCormack Properties.

THE KAKAAKO CONNECTION

is a publication produced by the
**HAWAII COMMUNITY
DEVELOPMENT AUTHORITY**

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